



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SNW (Form V2)
<input type="checkbox"/> Major - Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant/Owner: <u>DIEGO M. RUIZ</u>		Phone: <u>505.999.8686</u>
Address: <u>8100 WYOMING BLVD. NE STE. M4-511</u>		Email: <u>DIEGO.HANDCRAFTEDHOMES@GMAIL.COM</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87113</u>
Professional/Agent (if any): <u>SAME</u>		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: <u>MIKE BROWN</u>
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: <u>LOT 39A-P1</u>	Block: <u>SEC 2, T. 10 N, R 2 E</u>	Unit:
Subdivision/Addition: <u>OXBOX BLUFF</u>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>G-11</u>	Existing Zoning: <u>R1</u>	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (Acres): <u>0.5910 AC.</u>
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: <u>5004 SANDPIPER CT NW</u> Between: <u>COORS & ST JOSEPH</u> and:		
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <u>[Signature]</u>	Date: <u>3/8/22</u>
Printed Name: <u>DIEGO M RUIZ</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

Abc

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Proposed Final Plat
- ☐ Design elevations & cross sections of perimeter walls
- ☐ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets
- ☐ Proposed Infrastructure List, if applicable
- ☐ Required notice with content per IDO Section 14-16-6-4(K)
- ☐ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☐ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

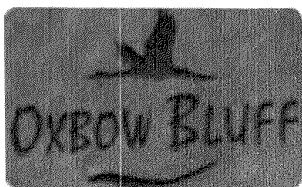
Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

processed
Abc

Revised 2/15/22



Home Owners Association C/O HOAMCO
P.O. Box 67590 Albuquerque, NM 87193
Phone: 505-888-4479 Emergency: 855-210-0353 Fax: 505-888-4483

March 1, 2022

RE: LOT-39 Oxbow Bluff-The Brown Residence, 5004 Sand Piper Court NW

To whom it may concern,

The Oxbow Bluff's Architectural Control Committee accepts and approves the Submission of the Plans to alter the building envelope per the plans presented on February 25^h, 2022 for the Brown Residence. Original Envelope filed with city of Albuquerque, February 1999.

Thank you,

Oxbow Bluff's ACC Member and President of HOA:

Jeff Melvin


Abc



VICINITY MAP No. G-11



LEGAL DESCRIPTION

LOT NUMBERED THIRTY-NINE-P-ONE (39-P1) OF THE PLAT OF THE OXBOW BLUFF SUBDIVISION, ALBUQUERQUE NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 23, 1999 IN PLAT BOOK 99C, PAGE 32.

PLAT OF LOT 39A-P1 OXBOW BLUFF SUBDIVISION

WITHIN
SECTION 2, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2022

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QUEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABQWA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE EXISTING BUILDING ENVELOPE & GRANT ANY EASEMENTS AS SHOWN

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5910 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: MARCH 2022
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF OXBOW BLUFF SUBDIVISION
FILED: FEBRUARY 23, 1999 IN BOOK 99C, PAGE 32
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FROM PANEL No. 35001001146 DATED 8-18-2012

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the purposes and joint use of:
A. Public Service Company of New Mexico (PSCNM), a New Mexico corporation, (PSCNM) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
C. QUEST DATA CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication service.
D. COMCAST for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable service.

In addition, to the right to build, install, construct, reconstruct, locate, relocate, change, remove, replace, modify, raise, operate and maintain facilities for purposes described above, together with the access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of third parties for the purposes and joint use of the right to utilize the right of way and easement to install services to customers of the utility, including sufficient working area space for electric transmission, with the right and privilege to take and remove trees, shrubs or bushes which interfere with the purposes and joint use. No building, sign, post (signage) or advertisement, but including any structure or other structure shall be erected or constructed on said easements, nor shall any wall be erected or constructed thereon. Property owners shall be solely responsible for securing any violations of National Electrical Safety Code by construction of poles, structures, or any structure adjacent to or over easements shown on this plat. Easements for electric transmission, as installed, shall extend ten (10) feet in front of boundary back to the street and ten (10) feet on each side.

DISCLAIMER:

In preparing this plat, Public Service Company of New Mexico (PSCNM), QUEST DATA CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a title search of this proposed platted interest. Consequently, PSCNM, QUEST DATA CENTURYLINK and NMGCO do not warrant or assume any easement or easement rights which may have been granted by prior plat, right or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____

BY: _____

NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPON _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND I AM AWARE OF THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH IN THE STATUTES OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2022

ANTHONY L. HARRIS, P.S. # 11483

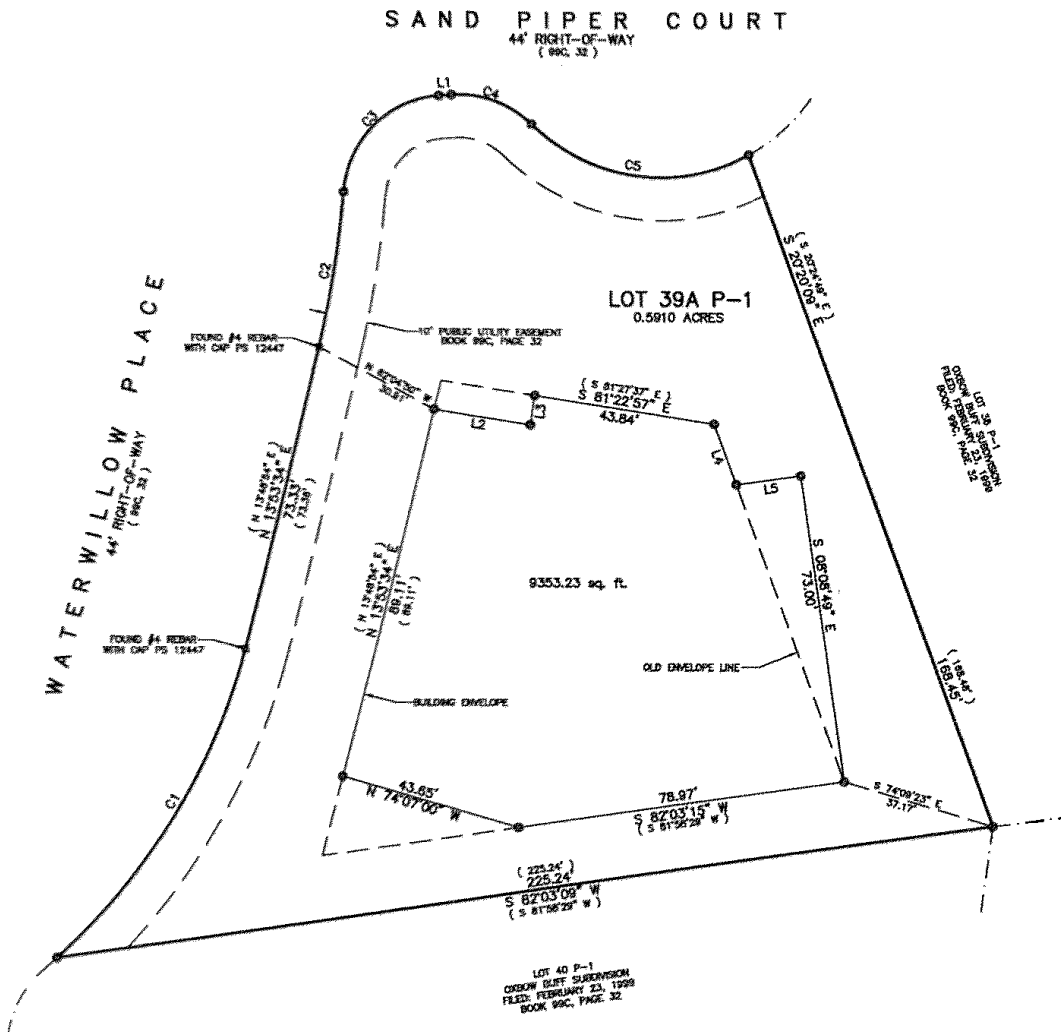
HARRIS SURVEYING, P.C.
1400 CERRA FERIA NW SUITE 200
CORRAL BLVD, NEW MEXICO 87104

(505) 260-8873
anthonyharris@harrissurveying.com

SHEET 1 OF 2

PLAT OF
LOT 39A-P1
OXBOW BLUFF SUBDIVISION

WITHIN
SECTION 2, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2022



LINE TABLE

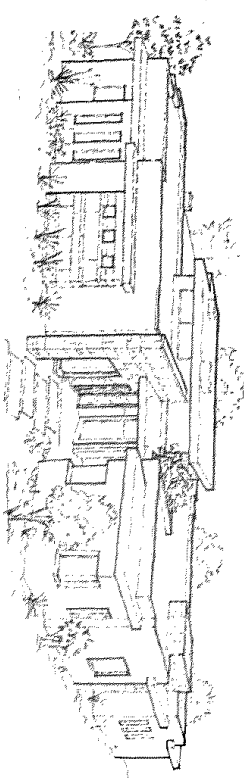
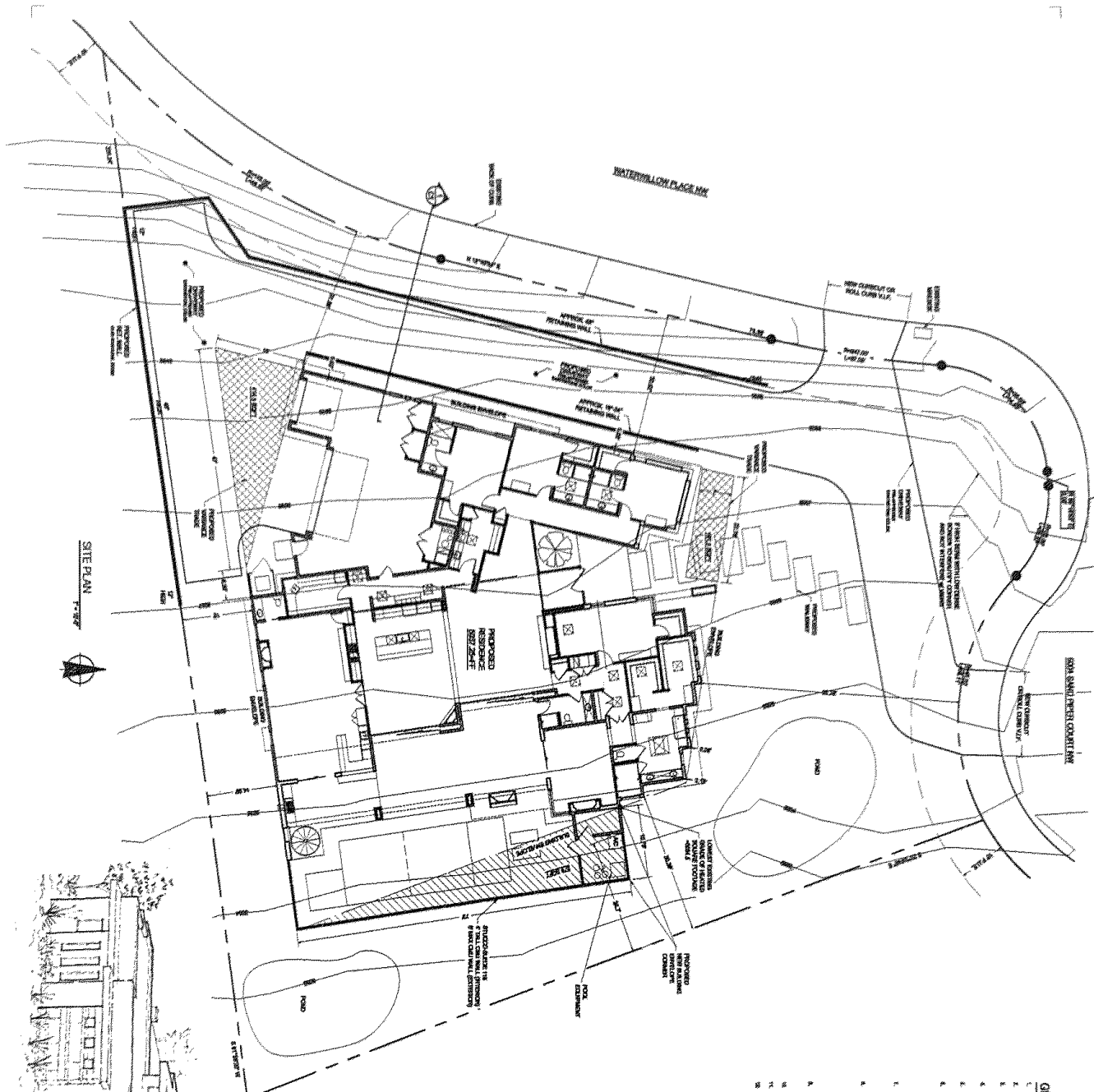
LINE	BEARING	DISTANCE
L1	N 82°21'33" E	3.05
L2	N 85°18'53" E	1.08
L3	S 81°22'57" E	23.40
L4	N 08°37'03" E	7.00
L5	S 20°20'09" E	15.25
L6	N 82°03'21" E	15.78

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	142.00	85.56	84.27	N 31°09'15" E	34°31'21"
C2	247.00	37.00	36.97	N 08°36'04" E	8°35'00"
C3	25.00	34.53	32.18	N 45°20'04" E	80°02'59"
C4	25.00	20.87	20.27	S 70°43'48" E	47°40'21"
C5	45.00	56.13	52.58	S 62°32'58" E	71°27'39"

HFE SURVEYING, 1340 CHASE STREET, CORRALVILLE, NEW MEX.

PHONE: (505) 858-8273
E-MAIL: hfe@hfe-surveying.com



- ### GENERAL SITE NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE CODE.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SAFETY CODE.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL HEALTH CARE CODE.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MARINE CODE.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL AIRCRAFT CODE.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RAILROAD CODE.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION CODE.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELECOMMUNICATIONS CODE.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WAREHOUSE CODE.

CONTENTS

C1	COVER SHEET	1.0
A1	ARCHITECTURE	1.0
A2	INTERIOR	1.0
A3	EXTERIOR	1.0
A4	SCULPTURE	1.0
A5	PAINT	1.0
A6	FOUNDATION	1.0
A7	FOUNDATION	1.0
A8	FOUNDATION	1.0
A9	FOUNDATION	1.0
A10	FOUNDATION	1.0

PROJECT DATA

PROJECT ADDRESS:	5004 SAND PIPER COURT NW
PROJECT ADDRESS:	ALBUQUERQUE, NEW MEXICO 87114
PROJECT ADDRESS:	LOT 30 IN P.M.
PROJECT ADDRESS:	NEW MEXICO

PROJECT AREAS

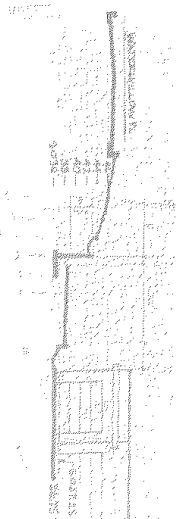
TOTAL HEATED	4812 SF
TOTAL UNHEATED	1157 SF
TOTAL PROJECT	5969 SF

CODE COMPLIANCE

COVERED PERCHES	588 SF
TOTAL COVERED PROJECT	788 SF
UNCOVERED DECK	288 SF
TOTAL PROJECT	788 SF

The 2015 International Building Code
 The 2015 International Plumbing Code
 The 2015 International Mechanical Code
 The 2015 International Energy Conservation Code
 The 2015 International Fire Code
 The 2015 International Safety Code
 The 2015 International Health Care Code
 The 2015 International Marine Code
 The 2015 International Aircraft Code
 The 2015 International Railroad Code
 The 2015 International Transportation Code
 The 2015 International Telecommunications Code
 The 2015 International Warehouse Code

SECTION



COVER SHEET & SITE PLAN

BROWN RESIDENCE

DIEGO M. RUIZ
 cell: 505.999.8888
 www.diego-handcrafted-homes.com

5004 SAND PIPER COURT NW
ALBUQUERQUE, NM 87114
DIEGO HANDCRAFTED HOMES

C1

3-10-20

1-2-21

1-2-21

1-2-21

NO. 1000

NO. 1000

NO. 1000

NO. 1000